

CASE SUMMARY

APPLICATION TYPE: REZONING

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 3-B-16-RZ **Related File Number:** 3-B-16-SP
Application Filed: 1/15/2016 **Date of Revision:**
Applicant: ESTATE OF RONALD E. BEVERLY (EXECUTRIX - LINDA E. BEVERLY)

PROPERTY INFORMATION

General Location: West side of Farlow Dr., south of Kingston Pike.
Other Parcel Info.:
Tax ID Number: 143 B D 003 **Jurisdiction:** County
Size of Tract: 0.6 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant, gravel parking lot
Surrounding Land Use:
Proposed Use: Repossession lot (existing use) **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Farragut)
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 109 Farlow Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: Rezoned from RA to OB in 2001. Applicant requested CA.
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: C (Commercial)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): RECOMMEND that County Commission APPROVE CA (General Business) zoning, subject to 1 condition.

Staff Recomm. (Full): 1) Provide landscape screening adjacent to residential zoning and road right-of-way consistent with a type "A" screen (see attached).

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The realignment of the Farlow Drive and Kingston Pike intersection improves access to this site.
2. With the construction of Costco, the Kingston Pike / Lovell Road area has developed into an extension of the regional commercial area around the Turkey Creek. It is anticipated that this area will continue to see new commercial development and the redevelopment of existing commercial properties. The proposal is a logical extension of the adjacent CA zoning from the north and west.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. CA zoning is intended for general retail business and services but not for manufacturing or for processing materials other than farm products.
2. If developed under the CA zoning with the recommended condition for additional landscape screening, the site can be developed in such a way to be compatible and consistent with nearby development in the area.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The development policies of the General Plan recommend that there be transitional uses or buffers from intense uses to less intense, such as from commercial to residential. The current OB zoning currently provides this buffer, however, dense landscape screening is another appropriate method for buffering residential areas from commercial uses.
2. The access to this site is before any residential uses along Farlow Drive.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. If the amendment to the Southwest County Sector Plan is approved, changing the land use designation from LDR (low density residential) to C (commercial) as recommended, the proposed CA zoning, with the recommended landscape screening, will be consistent with the General Plan and any of its elements.
2. Approval of this request could lead to future requests for non-residential zoning in this area, however, commercial zoning along Farlow Drive is not appropriate south of this property.

Action: Approved with Conditions **Meeting Date:** 3/10/2016

Details of Action: 1) Provide landscape screening adjacent to residential zoning and road right-of-way consistent with a type "A" screen (see attached).

Summary of Action: RECOMMEND the Knox County Commission approve CA (General Business) zoning, subject to 1 condition.

Date of Approval: 3/10/2016

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 4/25/2016

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: